

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

Zoning Board of Appeals
Tuesday, October 18, 2022 6:00 p.m.

Rev. 10/6/2022

MEETING AGENDA

MEETING CALLED BY: Carl Sahler, Chairman

BOARD MEMBERS: David Emery, Bob Hilliard, Kelly LaVoie, John Casey

ALTERNATE MEMBER: Shannon Chevier

SECRETARY: Kim Burkard

STAFF MEMBERS: Shawna Bonshak, Planner
Chris Nadler, Town Attorney

THIS MEETING WILL BE HELD IN PERSON, AS WELLAS BY ZOOM.

JOIN THE ZOOM VIA:

<https://us02web.zoom.us/j/83081527265?pwd=TGNvTGJBWHZlOW1xc3VhQ0s0ZFUwQT09>

MEETING ID: 830 8152 7265

PASSCODE: 844281

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ZOOM MEETING PROCEDURE

CONTINUED PUBLIC HEARINGS: NONE AT THIS TIME

NEW PUBLIC HEARINGS:

CPN-22-064 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Marc C. and Tina M. Zagara, 7403 Meadowbrook Lane, Spring Hill, Florida 34606; owners of property at 3326 Fallbook Park.

TM #93.11-1-13.000

Proposed additions do not meet the zoning schedule requirements for the RLD District; 5.5-foot side setback when 8 feet is required (*2.5-foot setback variance needed*), 33.7 percent building coverage when 25% is maximum (*8.7% building coverage variance needed*), 63.3 % lot coverage when 40% is maximum (*23.3 % lot coverage variance needed*).

CPN-22-067 Dennis A. Herrington, owner of property at 2329 McIntyre Road.

TM #69.00-1-59.500

Requesting to move a 10-foot x 30-foot horse stall from an adjacent neighbor's property to a horse pasture on the applicant's property. The setbacks for the stall do not meet the zoning schedule requirements in the AR-2 District; 20-foot side setback when 100 feet is required (*80-foot setback variance needed*), 80-foot side setback when 100 feet is required (*20-foot setback variance needed*), and 65-foot front setback when 100 feet is required (*35-foot front setback variance needed*).

CPN-22-068 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Brett Berliner and Emma Schatoff, 4410 Middle Cheshire Road, Canandaigua, N.Y. 14424; and John P. and Michelle P. Callahan, 50 Topping Drive, Riverhead, N.Y. 11901; owners of property on Middle Cheshire Road.

TM #126.00-1-55.100

TM #126.00-1-56.110

TM #126.00-1-56.210

The square footage of accessory structures does not meet the zoning requirements in the AR-2 district. The new parcel will have 4,649 square feet of accessory structure when 3,000 square feet is the limit (1,649 square foot area variance is needed).

CPN-22-072 Liberty Restaurants Development, c/o Brett Steenburgh, P.E., 252-25 Union Turnpike, Bellrose, N.Y. 14426; representing Widewaters Roseland Center Company LLC, 5845 Widewaters Parkway, East Syracuse, N.Y. 13057; owner of property at 3225 State Route 364.

TM #98.00-1-46.100

Applicant is allowed two (2) signs and is proposing eight (8) signs; a variance for the number of signs; six (6) additional signs, is required.

CPN-22-062 Marathon Engineering, c/o Matt Tomlinson, 39 Cascade Drive, Rochester, N.Y. 14614; representing Edgemere Development, 3850 Monroe Avenue, Pittsford, N.Y. 14534; representing James J. Volpe, 162 Amann Road, Honeoye Falls, N.Y. 14472; owner of property at 0000 Parkside Drive (south side of Parkside Drive and zoned Uptown Canandaigua Form Based Code—Mixed Use Subarea)

TM #70.11-1-30.000

Section VI Mixed Use Development Subarea Façade Requirements for residential transparency are 50% for the ground floor and 40% for the upper floor; applicant is requesting 25% transparency for both ground floor and upper floor (25% variance for ground floor transparency and 15 % variance for upper floor transparency are required). Section VI Mixed Use Development Subarea required façade within build-to-zone is 75% minimum; applicant is requesting 56% façade within build-to-zone (19% variance for façade within build-to-zone required).

CLOSED PUBLIC HEARINGS:

NONE AT THIS TIME

BOARD BUSINESS:

1. Request for re-hearing:
2. Board Business:
 - Referrals from the Town Board:
 - Proposed Local Law (amendment to scenic viewshed overlay) §220-33.1
 - Proposed Local Law (amendment to Incentive Zoning) §220-31
 - Referrals from Town Manager:
 - Ordinance Committee Referrals:
 - Other Business as Required:
3. Approval of *September 20, 2022 Meeting Minutes*
4. Adjournment